



**Order under Section 87 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-047821-25

**In the matter of:** 8725 SOURGUM AVE  
NIAGARA FALLS ON L2H3S3

**Between:** Jaspreet Singh Landlords  
Manmeet Dhanesar

**And**

Anna Rita Addorisio Former Tenant

Jaspreet Singh and Manmeet Dhanesar (the 'Landlords') applied for an order requiring Anna Rita Addorisio (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlords also applied for an order requiring the Former Tenant to pay the Landlords' reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on April 8, 2026.

Only the Landlords' legal representative, B. Ward, and the Landlords' agent, D. Bajraktari, attended the hearing.

As of 9:49 a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlords. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence

**Determinations:**

1. At the start of the hearing, the Landlords' representative sought to withdraw the out-of-pocket expenses claimed on the application. Pursuant to section 201(1) of the *Residential Tenancies Act, 2006*, the ("Act"), I consented to the request. Accordingly, out-of-pocket expenses were not considered in my determination.
2. The Landlords' representative also requested to amend the application to reflect the last months rent deposit and interest owing to the Former Tenant. There is no prejudice to the

Former Tenant. As such, pursuant to section 201(1) of the Act, the application is amended to reflect the last months rent deposit and interest owing to the Former Tenant.

3. As explained below, the Landlords proved the allegations contained in the application on a balance of probabilities. Therefore, on or before April 24, 2026, the Former Tenant shall pay to the Landlords \$13,666.14.
4. I am satisfied that the Landlords served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
5. These documents were served on March 9, 2026 by e-mail.
6. The Former Tenant vacated the rental unit on May 31, 2025.
7. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

#### **Rent and daily compensation owing**

8. The lawful rent was \$2,400.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent is \$78.90. This amount is calculated as follows:  
 $\$2,400.00 \times 12$ , divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The Former Tenant is no longer in possession of the rental unit. The Landlords request an order for the arrears owing to May 31, 2025. The date the Former Tenant vacated the unit.
12. The rent arrears and daily compensation owing to May 31, 2025 are \$15,950.00.
13. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

#### **Rent Deposit**

14. The Landlords collected a rent deposit of \$2,400.00 from the Former Tenant and this deposit is still being held by the Landlords. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
15. Interest on the rent deposit, in the amount of \$69.86 is owing to the Former Tenant for the period from April 2, 2024 to May 31, 2025.

#### **It is ordered that:**

1. The Former Tenant shall pay to the Landlords \$15,950.00 which represents rent and compensation owing up to May 31, 2025.
2. The Former Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.

3. The Landlords owes \$2,469.86 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlords is \$13,666.14\*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlords the full amount owing on or before April 24, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 25, 2026 at 4.00% annually on the balance outstanding.

**April 13, 2026**  
**Date Issued**

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Mayra Sawicki  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

\* Refer to the attached Summary of Calculations.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**Amount the Former Tenant must pay the Landlords:**

|                                                                  |              |
|------------------------------------------------------------------|--------------|
| Rent and Compensation Owing To May 31, 2025                      | \$15,950.00  |
| Application Filing Fee                                           | \$186.00     |
| Less the amount of the last month's rent deposit                 | - \$2,400.00 |
| Less the amount of the interest on the last month's rent deposit | - \$69.86    |
| Total amount owing to the Landlords                              | \$13,666.14  |